

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON AUGUST 30, 2007
(Approved September 10, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, August 30, 2007. Present for the meeting were supervisors W. Atlee Rinehart, John Doering, Jr., and Robert F. Preston. Timothy Roland and Rosemarie C. Miller were not present.

Mr. Doering called the zoning taskforce meeting to order at 7:04 p.m.

Mr. Rinehart arrived at 7:18 p.m.

Also in attendance was Township Planner Wayne Grafton of The Grafton Association, Harold Kulp, Chairman, East Coventry Township Planning Commission, Walter Woessner, Vice-Chair, East Coventry Township Planning Commission and N. Lance Parson, Member, East Coventry Township Planning Commission.

1. PUBLIC COMMENT

Mr. Woessner inquired about the status of the Painter project. Mr. Preston noted a denial resolution is to be prepared by the Township Solicitor.

2. ZONING ORDINANCE DISCUSSION/ZONING MAP DISCUSSION

Meeting commenced with review of Article 13. Suggested revisions to Article 13 are as follows:

- Deleted Section 1314.I.1 – It was noted that temporary off-premises sign regulations do not appear elsewhere
- Section 1314.B.5 – change ‘may be’ to ‘shall be’ and note that signs should not be put in the easement right-of-way
- Section 1314.B.11 – note that signs are not to interfere with sight distance
- Section 1314.K.3 – note signs prohibited except where specifically permitted elsewhere
- Section 1314.L.8 – delete the last sentence ‘No premises shall be allowed to erect such signs more than two (2) times in any calendar year’
- Section 1314.M.1 – add ‘and three (3) feet in height’ to the sign size
- Move Section 1314.M.1 to 1314.L.8
- Section 1314.N.1.b(2) – change ‘permitted’ to allowed’
- Section 1314.N.3.a – remove ‘permitted’ and change ‘swelling’ to ‘dwelling’
- Section 1314.N.3.b – add ‘and three (3) feet in height and not in the sight triangle’ to the end of the paragraph
- Section 1314.N.4 – change ‘five (5) feet in height’ to ‘six (6) feet in height’ and add ‘and/or’ between square foot and height dimensions
- Section 1314.O.2.a.(3) – duplicate of Section 1314.O.1.a – remove
- Section 1314.P.3 – add ‘and three (3) feet in height’ to end of paragraph

- Section 1314.R – note non-conforming signs to be amortized over seven (7) years ‘after notification by certified mail’
- Section 1315.A.7 – to read ‘Retail sales of goods not produced on the premises are prohibited unless the goods are related to the approved primary home occupation and the shelf space is limited to 20 square feet’

3. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

There was a discussion regarding the review of non-standard grinder pumps.

Mr. Preston moved to authorize the Township Engineer and Township Manager to set a reasonable, agreed upon fee for the review of non-standard grinder pumps. Mr. Doering seconded the motion. The motion carried with a 3-0-0 vote.

Mr. Preston noted the Sewer Contractor installed doghouse and an additional manhole near the intersection of Harley and Ellis Woods Roads. The two additional Manholes were not approved by the Board and Supervisors. Mr. Preston inquired if the additional manholes cost less money and where was the credit applied. Mr. Preston also questioned why wasn't there a Change Order prepared for this change from the approved bid plans and submitted to the Board of Supervisors by ARRO, the inspection engineer, for approval.

Mr. Woessner inquired about the new version of the Zoning Ordinance not providing for recreational facilities. It was noted the issue is addressed in the Subdivision and Land Development Ordinance but maybe should appear in the Zoning Ordinance as a reference to the Subdivision and Land Development Ordinance.

There was a discussion regarding the property on 94 Buckwalter Road previously discussed at the Board of Supervisors meeting of August 27, 2007 where in one lateral is to be provided for each individual dwelling unit on the property. (under Public Comment at the meeting on August 27, 2007). It was noted that only the main house is 150 feet from the sewer line. If the owner of the property wants to connect some of the homes the owner is required to pay the tapping fee and all other fee associated with connection to the sewer lines and must connect all individual dwelling units within 150 feet of the sewer line as well as pay all associated fees. In addition the homeowner will bear the cost of connection to the main if connection is made after completion of the sewer project. It was noted there was potentially contaminated well water on the property. The property should be inspected by the Chester County Health Department for both well water contamination and septage facilities functionality.

4. ADJOURNMENT

The next Zoning Taskforce meeting is to be held September 6, 2007 at 7:00 p.m. The Zoning Taskforce meeting adjourned at 9:45 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary